

013.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,036,800 / 1,036,800

ASSESSED:

1,036,800 / 1,036,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VIERSTRA KIMBERLY J	
Owner 2:	
Owner 3:	
Street 1: 82 LAKE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TUREK MARY V -	
Owner 2: -	
Street 1: 82 LAKE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2634 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4983.000	622,100	4,700	410,000	1,036,800		10133
							GIS Ref
							GIS Ref
							Insp Date
							04/09/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	622,100	4,700	4,983.	410,000	1,036,800		Year end	12/23/2021				
2021	104	FV	593,600	4,700	4,983.	410,000	1,008,300		Year End Roll	12/10/2020				
2020	104	FV	593,800	4,700	4,983.	410,000	1,008,500	1,008,500	Year End Roll	12/18/2019				
2019	104	FV	440,500	4,700	4,983.	435,700	880,900	880,900	Year End Roll	1/3/2019				
2018	104	FV	440,500	4,700	4,983.	317,800	763,000	763,000	Year End Roll	12/20/2017				
2017	104	FV	412,800	4,700	4,983.	276,800	694,300	694,300	Year End Roll	1/3/2017				
2016	104	FV	412,800	4,700	4,983.	235,800	653,300	653,300	Year End	1/4/2016				
2015	104	FV	367,300	4,700	4,983.	230,600	602,600	602,600	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
TUREK MARY V	35363-154		4/8/2002		595,000	No	No						
	9005-160		1/1/1901			No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/31/2011	1029	Re-Roof	4,500						4/9/2018	MEAS&NOTICE	BS	Barbara S			
									4/9/2009	Meas/Inspect	372	PATRIOT			
									7/26/2002	MLS	HC	Helen Chinal			
									11/2/2000	Inspected	264	PATRIOT			
									11/1/2000	Hearing Chag	201	PATRIOT			
									10/1/1999	Entry Denied	197	PATRIOT			
									9/29/1999	Mailer Sent					
									9/29/1999	Measured	163	PATRIOT			
									10/1/1981		TF				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4983	Sq. Ft.	Site			0	80.	1.03	1			Med. Tr	-10					410,034						410,000	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GOLD/BROWN
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	Fact: .

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl 20%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

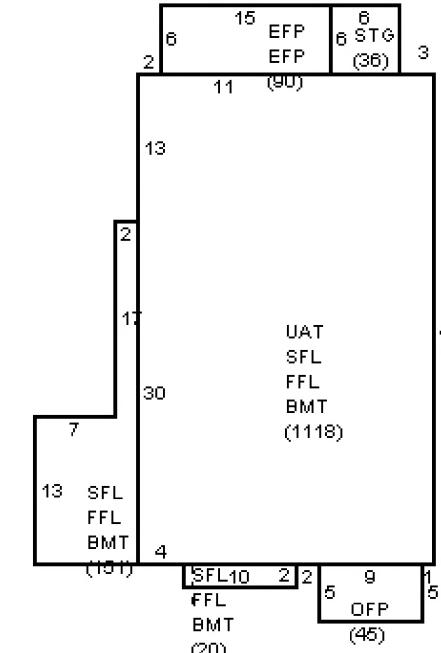
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1926	21.94	T	40	104			4,700			4,700

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

2 FPL`S NON-FUNC.			
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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frl:		Rating:	
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.05729246
Const Adj.:	0.97418028
Adj \$ / SQ:	185.399
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764224
Depreciation:	142146
Depreciated Total:	622078

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	203.94
Special Features:	0	Val/Su Net:	141.13
Final Total:	622100	Val/Su SzAd:	241.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,289	55.620	71,694	UAT	100	FLA	20	A	
FFL	First Floor	1,289	185.400	238,979						
SFL	Second Floor	1,289	185.400	238,979						
UAT	Upper Attic	280	85.280	23,837						
EFP	Enclos Porch	180	41.260	7,426						
OPF	Open Porch	45	42.860	1,929						
STG	Storage	36	11.260	405						
	Net Sketched Area:	4,408		Total: 583,249						
	Size Ad	2578	Gross Area	5246	FinArea	2634				

IMAGE

AssessPro Patriot Properties, Inc